



**CENTURY 21.**  
AGCO Plus Immo  
Guadeloupe

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CENTURY 21 AGCO plus Immo, Immeuble Salamandre, N°1 rez de chaussé, Zac de Houelbourg Sud II, Baie-Mahault, Guadeloupe 97122

## SAINT FRANCOIS - Anse des rochers

RefNo# 214143

Brageologne-Blonval (Saint-François) 📍 Guadeloupe

MLS# 1147901

Single Family Homes

**472,500**



RefNo#: 214143

District/Area: Brageologne-Blonval (Saint-François)

Region/Country: Guadeloupe

Prop.Type: Single Family Homes

Prop.View: Garden View

Beds: 2

Baths: 1.0

Living Space: 72.72 m<sup>2</sup>

Listing Class: New Property

Land Area: 1,145 m<sup>2</sup>

Class: Residential

### Features and Amenities

#### Beach Access

Near Beach

#### Near By

Shopping  
Restaurants  
Casino(s)

#### Swimming Pool

Above Ground

### Remarks

#### CENTURY 21 EXCLUSIVE

On the territory of the town of SAINT-FRANCOIS, in a subdivision, a villa type F3 subject to the regime of co-ownership of 2 lots, on one level, in wood and hard with 72.72 m<sup>2</sup> of living space, with a mezzanine of 8.91m<sup>2</sup>. The villa on a plot of 1145.50m<sup>2</sup>, includes a corner terrace of 37.17m<sup>2</sup> with roller shutter, a living room of 17.76m<sup>2</sup> with anticyclonic shutters, a fitted kitchen with cupboards of 9.18m<sup>2</sup>, an adjoining laundry room of 4, 40m<sup>2</sup> with electric water heater, a corridor, 2 bedrooms of 10.58m<sup>2</sup> and one of 12.75m<sup>2</sup>, a bathroom of 6.25m<sup>2</sup>, a separate WC of 1.47m<sup>2</sup>, two garden sheds, one of which is used as a garage.

a septic tank and a sump, a garden, a swimming pool with wooden deck, complete this pretty residence in a quiet place of Saint François at the cove of the rocks.

Energy consumption: 25 KWh ef/m<sup>2</sup>.year

Property taxes 2020: 1483€

PRICE: €472,500 (Fees included purchaser charge of 5%) (Price excluding fees €450,000)

For any information or visit, contact us on 0590 38 36 63